



Delegated Report

Householder Planning Application

Planning Application No: 20231203

Location: 14 Mallow Close Northfleet Gravesend Kent

Description: Erection of a single storey front and side extension.

Applicant: Mr Baldev Singh Nanra

Site Visit Date: Desktop Assessment

Submitted Documents/Plans

Application Form Dated 26/11/2023;
Drawing Number 2056-01 (OS Plan);
Drawing Number 2056-08 (Block Plan – Proposed);
Drawing Number 2056-02 (Site Plan – Existing);
Drawing Number 2056-12a (Front Elevation – Proposed);
Drawing Number 2056-06 (Front Elevation – Existing);
Drawing Number 2056-03 (Ground Floor Plan – Existing);
Drawing Number 2056-13a (Side and Rear Elevation – Proposed);
Drawing Number 2056-07 (Side and Rear Elevation – Existing);
Drawing Number 2056-09a (Ground Floor Plan – Proposed);
Drawing Number 2056-04 (First Floor Plan – Existing);
Drawing Number 2056-05 (Roof Plan – Existing);
Drawing Number 2056-10a (First Floor Plan – Proposed); and
Drawing Number 2056-11a (Roof Plan – Proposed).

Relevant Planning History

Reference	Description	Decision	Decision Date
19850414	Details pursuant to outline planning permission ref 19810642 for the erection of 115 two storey dwellings with associated garaging and parking and laying out of estate roads	ADET	16.10.1985
19810642	Outline application for residential development	Permitted	01.12.1982

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS18 – Climate Change
- CS19 – Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 – Vehicle Parking Standards

Paragraph 33 of the NPPF (2023) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2023), the Council will also seek to replace these.

National Planning Policy Framework (2023)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving well-designed and beautiful places

Supplementary Planning Guidance

- 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 – amended June 2020;
- Technical Housing Standards – nationally described space standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

Consultees

GBC Highways

The proposal will change a three-bedroom property to a four bedroom one. I note two car parking spaces are available which complies with guidance. However, to comply with KCC SPG4 adopted by Gravesham Council, a cycle parking space should be provided for the additional bedroom.

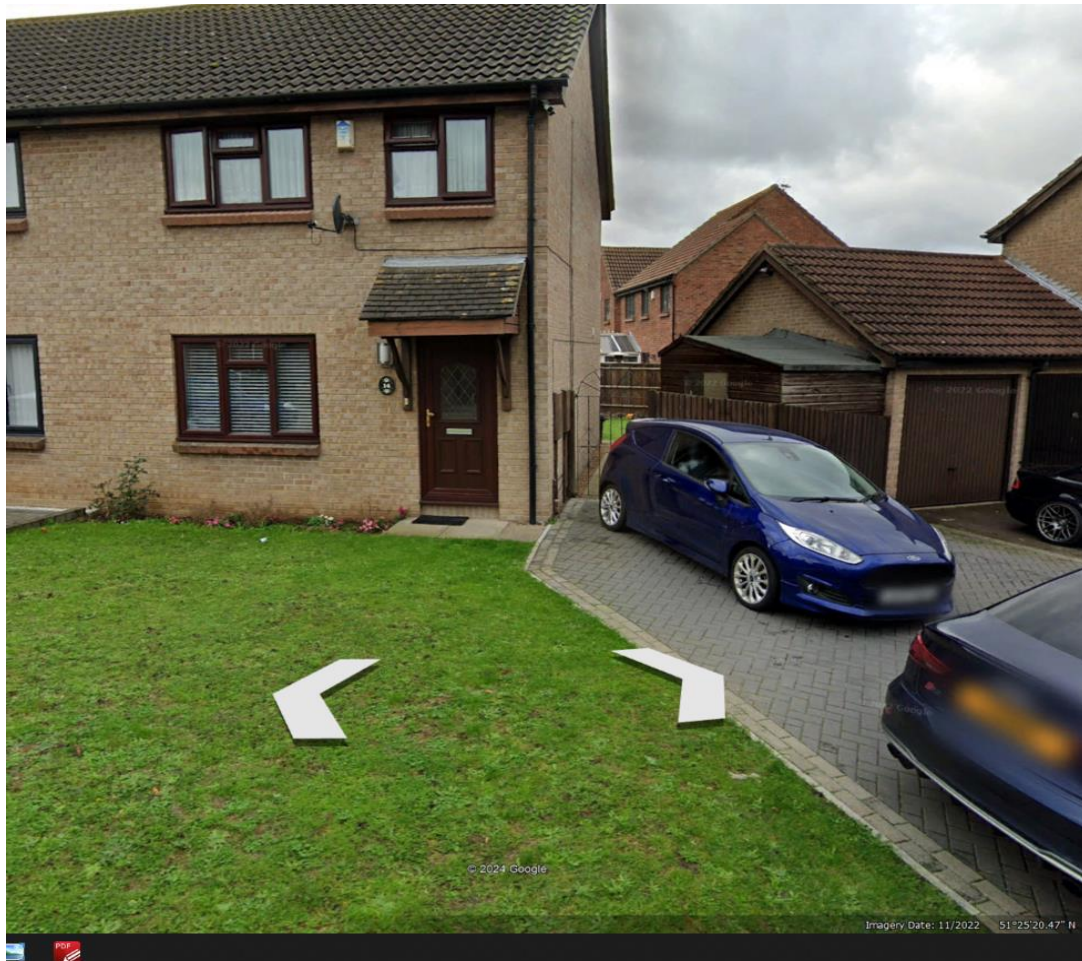
Neighbouring properties

7 surrounding properties were consulted and one response was received. Concerns were raised with the impact on parking in the area. This will be addressed within the following report. The consultation period ended on the 20th December 2023.

Officer's Analysis

Design, Character and Appearance

14 Mallow Close is a modest two storey semi-detached dwellinghouse located on the Western side of the highway. The property consists of soft landscaping and block paved off-road parking to the frontage with a garage for additional parking.



The application proposes the erection of a single storey front and side extension.

The proposed extension will have a pitched roof with an eaves height of 2.65m and a maximum height of 4m. It will project 1.5m from the existing front elevation and span 10m across. The extension will create space for a larger lounge area and new entrance hall, downstairs WC and additional bedroom with en-suite. There will be 2 no windows to the front elevation to serve the extended lounge area and bedroom and a new front entrance door. There will be an obscure glazed window to the flank elevation serving the en-suite and a door to the flank elevation serving the additional storage area. The proposed extension will be built with materials to match the existing house.

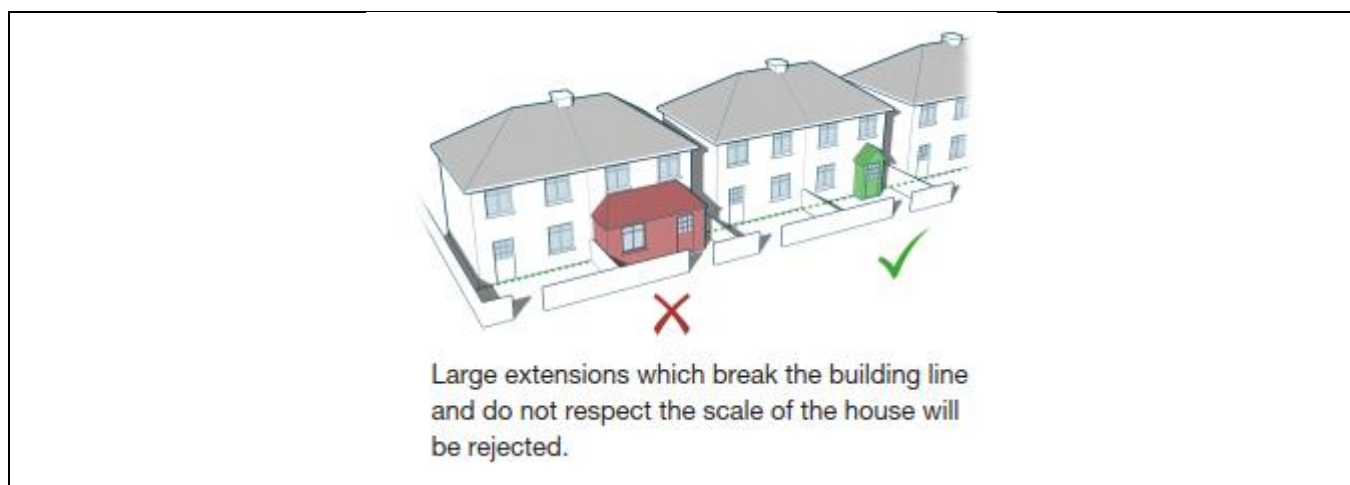
Policy CS19 (Development and Design Principles) (LPCS) states that new development will be visually attractive and locally distinctive. It should also conserve and enhance the character of the local built and natural environment and integrate well with the surrounding area.

Gravesham's Householder Extensions/Alterations Design Guidance (SPD) (2021) states *it is important to ensure that any extensions or alterations to a home are well designed, well-built and sympathetic to their surroundings. By doing so we can ensure that there are no adverse effects on the original house, immediate neighbours, the local view of the street, as well as the character and appearance of the local area.*

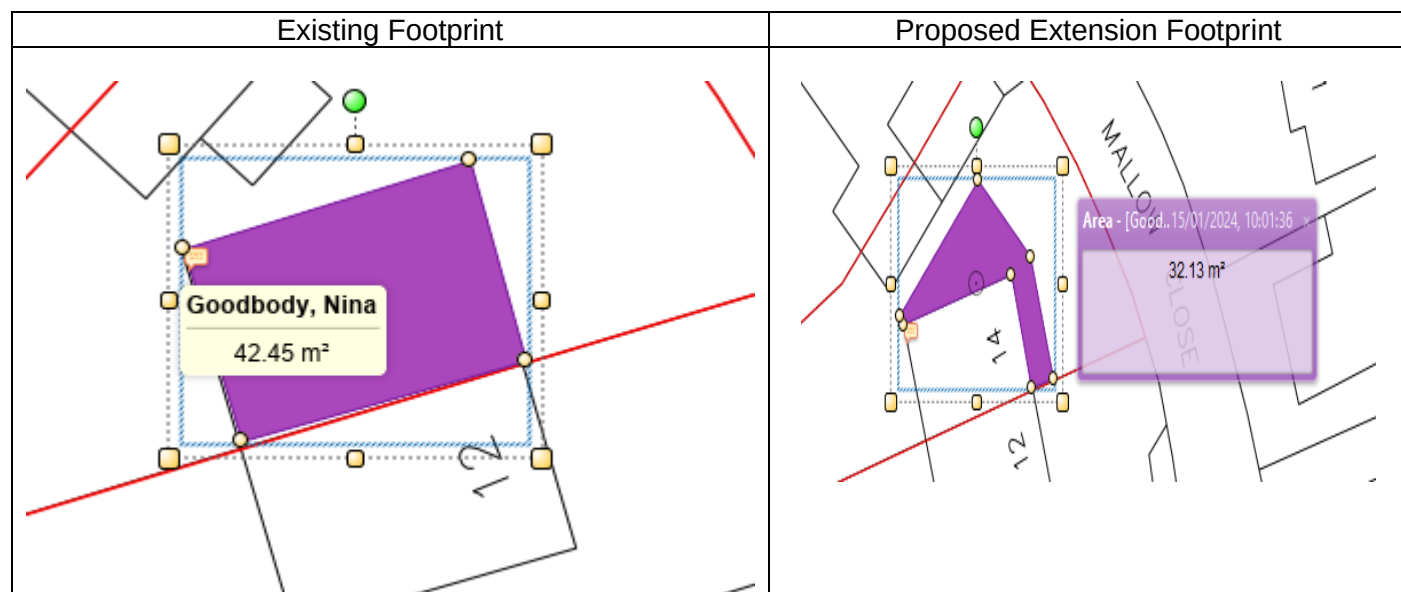
The design for the single storey front and side extension is considered undesirable. Gravesham's Householder Design Guide (2021) sets out the design expectations for Front Extensions and Porches and annotates that:

- Front extensions can change the character of the original building and where poorly designed have

a negative impact on the appearance of the street; due to their visibility, these kind of extensions are most likely to have an impact on the wider street scene and are generally discouraged.



Although the proposed extension is single storey, it is excessive in overall scale, bulk and massing and would result in an incongruous and dominant addition to the existing dwelling, which would unbalance the appearance of the property and result in an overly dominant addition to the dwellinghouse. As highlighted on the below plan, the proposed extension is approx. three quarters the area of the original ground floor footprint of the dwelling:



Furthermore, the application site is set in a Close which largely consists of similar modest semi-detached and terraced houses of which there are no similar developments, as shown below:



Whilst it is noted that there is a large porch to neighbouring property known as 2 Mallow Close, this development was not permitted under current policies and therefore cannot be used in comparison to the proposal. Therefore, it is considered that the proposed extension would be out of keeping and detrimental to the existing street scene.

Therefore, by virtue of the scale of the proposed development, the front and side extension is considered to be excessive in its bulk and massing which would unbalance the appearance of the property and would be detrimental to the existing dwellinghouse and the wider street scene and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Amenity of Future Occupiers

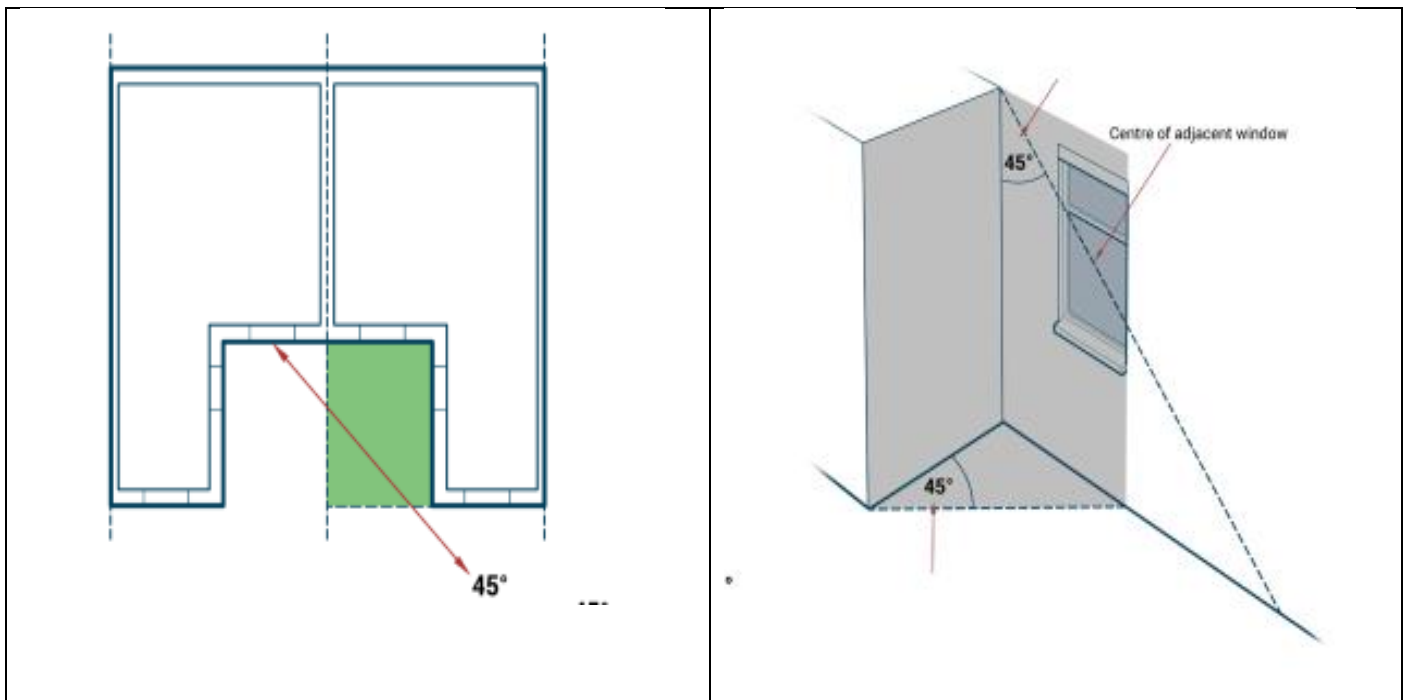
Whilst the application looks to increase the number of bedrooms at the property from three to four, proposed works are to the frontage and side and therefore it does not impact the private amenity area.

Furthermore, all proposed room sizes are in accordance with Gravesham's Residential Layout Guidelines.

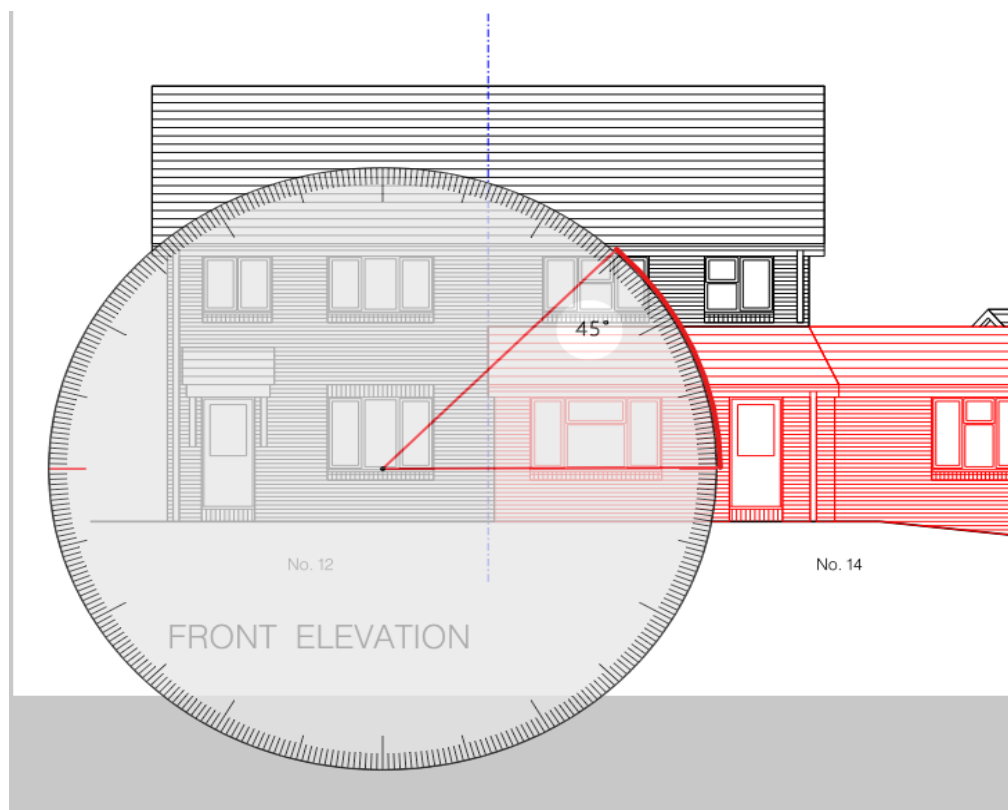
As such, the proposed development is considered to safeguard the amenity of future occupiers in accordance with Policy CS19 (Development and Design Principles) of the Gravesham Local Plan Core Strategy (2014) and Section 12 (Achieving well designed and beautiful places) of the National Planning Policy Framework 2023.

Neighbouring Amenity

Gravesham's RLG state that where the proposed development is at right angles to the habitable window of a neighbouring property, it should not be higher or wider than a 45 degree angle from the centre of the affected window as this may result in an unacceptable loss of light and outlook:



There is a ground floor window serving the habitable window of the lounge of neighbouring property known as 12 Mallow Close. As shown below, the proposed extension fails to comply with the recommended 45 degree angle:



As such, by virtue of the proximity to habitable window, the proposed extension would result in a detrimental loss of light and outlook to neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Any Other Material Planning Considerations

Parking and Highways

Neighbouring concerns were raised with the impact an increase in bedrooms would have on the parking facilities at the property. Further to the Highways Officer's comments above, the proposed development would retain sufficient parking for a four-bedroom property.

As such there are no parking and highways concerns related to the application.

Conclusion

By virtue of the scale of the proposed development, the front and side extension is considered to be excessive in its bulk and massing which would unbalance the appearance of the property and would be detrimental to the existing dwellinghouse and the wider street scene and is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

By virtue of the proximity to habitable window, the proposed extension would result in a detrimental loss of light and outlook to neighbouring properties and is therefore contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) (2014) and Section 12 (Achieving well-designed and beautiful places) of the National Planning Policy Framework (NPPF) (2023).

Recommendation

Refusal

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Mrs Nina Goodbody	Team Leader:	Richard Hart
Signed:	<i>N Goodbody</i>	Signed:	<i>R Hart</i>
Dated:	16th January 2024	Dated:	23rd January 2024